

CARLISLE PLANNING BOARD

MINUTES

MARCH 26, 1990

Present:

George B. Foote, Chairman
Vivian F. Chaput
Sylvia Sillers
Stephen Tobin
Phyllis W. Hughes
Norman S. Lindsay
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:03 p.m.

Discussion about Regional Pass-through Traffic

Robert Mercier, President of the North Suburban Chamber of Commerce in Woburn, met with the Board to explain the proposed Transportation Management Organization ("TMO") for sector of Route 128 in the north suburban Boston and HATS subregions. After an animated discussion with Mr. Mercier about the proposal, the members agreed that the Board should be part of the information loop in order to keep aware of the progress of the TMO.

Bills

The members authorized payment of bills as presented.

Minutes

On motion duly made and seconded, the members voted unanimously to accept the minutes of March 5, 1990, with the following corrections under the Senkler common driveway hearing: in the second paragraph, the last sentence should include the phrase "determination of," as follows: "... the Planning Board has neither authority nor responsibility for determination of ownership of the property"; in the fourth paragraph, "a 2-foot easement" should be changed to a "20-foot easement"; and all mention of "Judy Lane" should be changed to "Jeannie Lieb."

Petition of John Ballantine for extension of a previously granted Special Permit for a common driveway off North Road.

At 9:02 p.m., Chairman Foote called to order the public hearing on the petition of John Ballantine for extension of a previously granted Special Permit for a common driveway off North Road. Mr. Ballantine said he has not found a buyer willing to construct the driveway and now plans to construct it himself. Chairman Foote

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inquired if any member of the public wished to speak to the Petition. There was no response. On motion of Ms. Chaput seconded by Ms. Hughes, the members voted unanimously to grant the requested extension of the Special Permit first granted on September 4, 1984, amended November 26, 1984, and amended September 26, 1988, recorded in Middlesex District Registry of Deeds Book 2911 Page 312 and Book 2910 Page 279, for a period of one year from the expiration of the appeal period.

Chairman Foote closed the public hearing at 9:07 p.m.

Carlisle Housing Partnership Plans

After requesting opportunity to speak with the Board as a member of the Carlisle Housing Partnership, Mr. Ballantine asked the members' opinions about the wording of a proposed Town Meeting Warrant article concerning the use of the Conant Land for affordable housing. After considerable discussion, it was the consensus of the Board that open debate is a primary objective as this matter comes before the Town and that the Partnership should choose the wording with this objective in mind.

MAPC Regional Feedback

Explaining that Ms. Hughes, MAGIC representative, had asked her to facilitate response from the Planning Board members to regional policies proposed by MAPC, Mrs. Olden reported that someone from MAPC is willing to present the policies at a Planning Board meeting. The members agreed that such a presentation would be helpful and directed Mrs. Olden to make arrangements for it.

Continued Public hearing - Common Driveway - River Road - Rolando

At 9:30 p.m., Chairman Foote called to order the public hearing continued from March 5, 1990, on the application of Charles Rolando to relocate and pave a common drive constructed off River Street pursuant to a Special Permit granted September 11, 1978. Noting a request from the applicant to continue the public hearing because he was not ready to proceed, Chairman Foote continued the hearing to April 9, 1990, at 9:30 p.m.

Master Plan Update

Noting a graphic showing progress on individual sections of the Master Plan prepared by Mrs. Olden, the members agreed that work on the plan would resume in earnest after April 17.

Continued Public Hearing - Common Driveway - Senkler - Curve Street

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At 9:45 p.m., Chairman Foote called to order the public hearing continued from March 5, 1990, on the application of George E. and Brigitte I. Senkler for a Special Permit to construct a Common Driveway pursuant to Section 5.4.4 of the Carlisle Zoning Bylaw for premises on Curve Street designated Parcels 10, 12, 13, and 16 on Property Map 31 and Parcel 13 on Property Map 28 of the town of Carlisle.

Explaining that the proposed Maintenance Agreement had been redrafted and submitted earlier in the day to Mrs. Olden, who had noted that the usual paragraph indemnifying the Town was not included, Mr. Senkler said he would consult with his attorney and resubmit the document.

Board member Steve Tobin, who is also a member of the Trails Committee, reported that in his review of the proposed Conservation Restriction he compared it with a model which is typically used for CRs in Carlisle. He noted that Section E: Liability had been added in the submitted document. Agreeing that they have no objection in concept to limitation of liability for the Grantors, the Board members instructed Mrs. Olden to ask Town Counsel to review the language in Section E and advise them if this is the best way, from the Town's point of view, to accomplish that limitation.

At 10:10 p.m., Chairman Foote continued the public hearing to April 9, 1990, at 9:00 p.m. With the consent of the Board and the applicant, Mr. Tobin took one copy of the common driveway plan.

Meeting adjourned at 10:10 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant